



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

August 29, 2011

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

**PROJECT NO. R2008-00739-(2)  
ZONE CHANGE NO. 200800005  
CONDITIONAL USE PERMIT NO. 200800080  
APPLICANT: JACK SHUT  
1560 EAST FLORENCE AVENUE  
LOS ANGELES, CA 90001  
COMPTON-FLORENCE ZONED DISTRICT  
SECOND SUPERVISORIAL DISTRICT (3 VOTES)**

Dear Supervisors:

**SUBJECT**

A zone change and a conditional use permit are requested to authorize the operation of a pawn shop within an existing structure on 0.22 gross acres within the unincorporated community of Florence-Firestone at 1560 East Florence Avenue. Zoning on that portion of the property currently zoned C-2 (Neighborhood Business) would change to C-3-DP (Unlimited Commercial—Development Program). A conditional use permit ("CUP") would authorize the operation of a pawn shop within the C-3-DP zone.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the project is exempt from the California Environmental Quality Act pursuant to Class 1- Existing Facilities categorical exemption.
2. Instruct County Counsel to prepare the necessary documents to approve Zone Change No. 200800005 as recommended by the Los Angeles County Regional Planning Commission ("Commission").
3. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of Conditional Use Permit No. 200800080.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

A portion of the subject property is currently zoned C-2 (Neighborhood Business). A pawn shop is a prohibited use within the C-2 zone. Therefore, the applicant is requesting a zone change to C-3-DP (Unlimited Commercial—Development Program) to allow the continued operation of the existing pawn shop. A conditional use permit (“CUP”) is also required to authorize the operation of a pawn shop within the C-3-DP zone. The pawn shop has been in operation since approximately 1999 and is currently operating with a “clean hands” waiver from the Department of Regional Planning. The site is located at 1560 East Florence Avenue in the Compton-Florence Zoned District and within the Florence-Firestone Community Standards District (“CSD”). No new development would take place at the site, which contains a one-story, 5,880-square-foot commercial building and five parking spaces on a 0.22-acre parcel.

Pursuant to Section 22.16.070 of Title 22 of the Los Angeles County Code, the applicant proposes to change the zoning of that portion of the subject property zoned C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial—Development Program). The C-3-DP zone is appropriate for the subject property, as the site is a corner lot along a commercial corridor that includes C-2, C-3, and C-M (Commercial-Manufacturing) zoning. While not contiguous, another large C-3 zone is located approximately 110 feet to the west.

Pursuant to Section 22.40.030 of Title 22 of the Los Angeles County Code, the applicant requests a CUP to implement a development program for the property, as is required for all zone changes proposed to include a development program (“-DP”) overlay. The -DP overlay is appropriate, as it limits the type of uses allowed on the site and ensures they continue to be pedestrian oriented. The development program is designed to ensure that all development within the zone conforms to those plans that are submitted during the rezoning process, when such plans are a critical factor in the decision to rezone. Any future changes to the use of the property, other than those specifically allowed in the development program, would require a new CUP.

The Florence Avenue corridor has undergone a transformation during the past several years with the adoption of a Blue Line Transit Oriented District (TOD) in 2006 and the improvement of pedestrian amenities and widening of sidewalks in 2009. These actions are meant to achieve the goal of encouraging more intensive and pedestrian-oriented commercial uses near public transit stations. Therefore, these modified conditions warrant a gradual intensification of commercial uses for the area, so long as they remain primarily pedestrian oriented and compatible with surrounding uses. This also creates a need for zoning that allows for these uses, such as the proposed C-3-DP zone. The required development program should ensure that allowed uses remain compatible with the surrounding area and remain pedestrian oriented.

### **FISCAL IMPACT/FINANCING**

The adoption of the proposed zone change and the approval of the conditional use permit should not result in any new significant costs to the County.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On July 27, 2011, the Commission held a public hearing regarding this project. After testimony and discussion, the Commission voted 4-0 (with one absence) to recommend the adoption of the requested zone change and to approve the conditional use permit.

Pursuant to Section 22.60.230 B.2 of the County Code, when the Regional Planning Commission makes a recommendation on a legislative action (zone change) concurrently with approval of a non-legislative land use application (conditional use permit), the Board of Supervisors also calls the non-legislative application up for concurrent review.

### **ENVIRONMENTAL DOCUMENTATION**

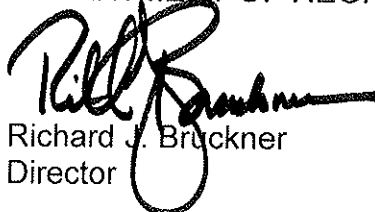
This project has been determined by the Commission to be exempt from the California Environmental Quality Act ("CEQA") pursuant to a Class 1 (Existing Facilities) categorical exemption because it is the continuation of an existing use in an existing structure.

### **IMPACTS ON CURRENT SERVICES OR PROJECTS**

Action on the proposed zone change and conditional use permit is not anticipated to have a negative impact on current services as the project will not require any additional County services.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

  
Richard J. Bruckner  
Director

RJB:MK:TM

Attachments: Commission Resolution, Findings and Conditions, Commission Staff Reports and Correspondence

c: Chief Executive Officer  
County Counsel  
Clerk of the Board  
Assessor  
Director, Department of Public Works  
Director, Department of Regional Planning